



Murdock Grove, Peters Village, ME1 3GZ
Offers in excess of £450,000 Freehold

 4  2  1  B

Located on Kent's popular riverside community of Peters Village, this lovely four bedroom house offers a wonderful mix of modern house, views and contemporary living. Set over three floors there is plenty of space inside and outside.

Peters Village has a very popular school, doctors' surgery, supermarket, community centre, together with great countryside/river walks and views. The nearby towns of Rochester and West Malling provide a great selections of shops, restaurants, pubs and places to visit. Whilst the general Medway and Malling areas provide shops/services of major towns, mainline train stations with regular services to London. Access to the M2 and M20 motorways is via the nearby A228. The annual service charges for this property are currently £606.04.

The property's benefits include: a modern fitted kitchen/diner with integrated and built in appliances (fridge freezer, double oven, hob, dishwasher), separate lounge, four double bedrooms, en-suite to master bedroom, built in storages cupboard, remainder of NHBC guarantee, rear garden with side access, driveway and car port.

Entrance hall

Cloakroom/WC

Lounge

16'4 x 12'10 (4.98m x 3.91m)

Kitchen/diner

17'10 x 8'8 (5.44m x 2.64m)

First floor landing

Bedroom two

14'9 x 8'7 (4.50m x 2.62m)

Bedroom three

9'8 x 8'11 (2.95m x 2.72m)

Bedroom four

13'3 x 7'1 (4.04m x 2.16m)

Bathroom

7'5 x 6'7 (2.26m x 2.01m)

Second floor landing

Master bedroom

12'6 x 12'0 (3.81m x 3.66m)

En-suite

8'7 x 5'1 (2.62m x 1.55m)

Rear garden

33'4 x 19'0 (10.16m x 5.79m)

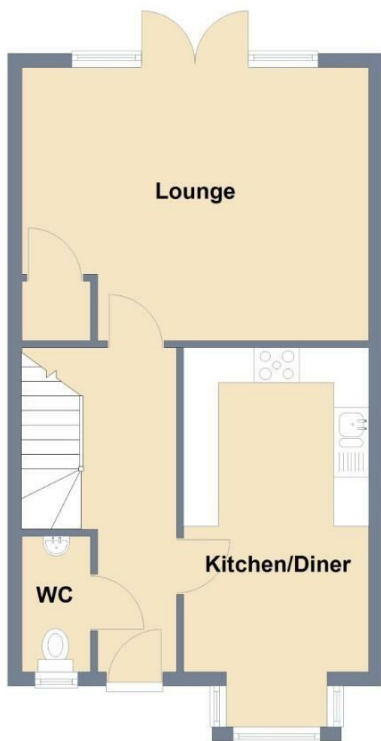
Tenure: FREEHOLD

Council tax: Band D





Ground Floor



First Floor



Second Floor



Total area: approx. 111.1 sq. metres (1196.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

71-75 Shelton Street, London, WC2H 9JQ
 T: 01322 875000 | E: info@thehomesgroup.co.uk
 thehomesgroup.co.uk